



**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

July 23, 2018

Wes Haskett
Town Planner
Town of Southern Shores
5375 North Virginia Dare Trail
Southern Shores, NC 27949

RE: Proposed designation of the **Pipkin House, 170 Ocean Boulevard, Southern Shores, Dare County**

Dear Mr. Haskett:

Thank you for the report we received on the proposed designation of the Pipkin House located at 170 Ocean Boulevard in Southern Shores. We have reviewed the report and offer the following comments.

“Pink Perfection,” also known as the Edith Emily Pipkin House, appears to be an intact and significant example of a modest, mid-twentieth century Flat Top beach cottage initially designed and constructed in Southern Shores by the famed Outer Banks developer, Frank Stick. Unlike many of its contemporaries, Pipkin House was designed by the well-known modernist architect Edward Lowenstein from Greensboro, North Carolina. Even with the 1994 alteration/conversion of the original chauffeur’s quarters and maid’s room from a separate wing with its own entrance, into a foyer, a guest room, a full bath, and a master bedroom suite, complete with central air conditioning and heat, the house still maintains its overall form and finishes from its 1953 construction date. Given the preserved state of this building type, it appears to be a good candidate for designation as a local historic landmark. Further, we believe the designation report provides the Southern Shores Historic Landmarks Commission and the local governing board adequate information to determine that the Pipkin House has the requisite special significance and integrity for landmark designation.

Landmark designation means the community recognizes a property as an important historic resource worthy of preservation. Any substantial exterior design changes to a designated landmark are subject to the design review procedures of the Southern Shores Historic Landmarks Commission. The owner may apply for an annual deferral of fifty percent of the property taxes for as long as the property is designated and retains significance and integrity.

Thank you for the opportunity to comment on the report. Please note, our comments are advisory only and therefore, nonbinding. Once the governing board has received a recommendation from the Southern Shores Historic Landmarks Commission, it should proceed in the same manner as would otherwise be required for an amendment to the zoning ordinance. Once the decision has been made, please return a completed copy of the enclosed form to our office.

This letter serves as our comments on the proposed designation of the Pipkin House. Please contact me at 919-807-6575 should you have any questions about our comments.

Sincerely,

A handwritten signature in blue ink that reads "Amber E. Stimpson". The signature is fluid and cursive, with a large, sweeping loop over the "S" in "Stimpson".

Amber E. Stimpson
Local Preservation Commissions / CLG Coordinator

CC: Commission Chair

Enclosure